QUBBAWALA & CO.
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Date : 24/06/2021

THE TITLE VERIFICATION AND SEARCH REPORT AND NON-ENCUMBRANCE CERTIFICATE

Having been engaged by KAVERI INFRASTRUCTURESfor preparing the Title Verification and Search Report and Non Encumbrance Certificate for the property i.e. All that piece and parcel of land bearing Plot No. A-14 admeasuring 229.88 Sq. Mtrs. and Plot No.A15 admeasuring 225.77 Sq. Mtrs., total admeasuring 455.65 Sq.Mtrs (after amalgamation) situated in the layout of Krishak Mahila Co. Op. Housing Society Ltd. Nagpur, being part of entire land bearing Kh. Nos. 27, 28, 29, 33, 34, 35, 36/1, 36/2, 36/3, of Mouza-Hajari Pahad, City Survey No.51, Sheet No.40,P.S.K.7, Nagpur Municipal Corporation House No. 565/A/14 and 565/A/15, Ward No.68,within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust,Nagpur, Tahsil and District Nagpur.

We do hereby submit our report as under:-

1. That the entire land bearing bearing Kh. Nos. 27, 28, 29, 33, 34, 35, 36/1, 36/2, 36/3originally belonged to Krishak Mahila Co-Op Housing Society Ltd., Nagpur. The said society made a layout upon the land consisting of plots of different sizes.

2. That the part of property in question i.e. Plot No. A-14 was purchased by Smt. Jyoti Vinod Malhotra from Krishak Mahila Co. Op. Housing Society vide sale deed dt.02-08-1988 which has been registered at Add. Book No. 1, Volume No.1117, at Pages 104 to 105 at Sr. No. 8241(P) with Jt. Sub Registrar Nagpur -1 on even date.

3. That later on Krishak Mahila Co. Op. Housing Society made certain changes in the layout planand as such the boundaries and area of the Plot No. A-14were revised, accordingly the society executed a Deed of Correction dated 03-08-2009 to the Sale Deed dated 02-08-1988in favor of Smt. Jyot iVinod

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Malhotra, whereby the area and the boundaries of plot No.A-14 has been corrected. The Deed of Correction has been registered at Book No.1 at Serial No.2752 on 03-08-2009.

4. That, plot number in the aforesaid Deed of Correction was wrongly mentioned as A-10 instead of A-14 and accordingly the said mistake was rectified on execution of a Deed of Correction date 06-01-2010 which has been registered at Book No. 1 at Sr. No. 539 with Sub Registrar Nagpur-3 on 28-01-2010.

5. That Plot No. A-14 i.e. part of property in question was covered under the 1900 unauthorized layout scheme of Nagpur Improvement Trust, Nagpur as such Smt. Jyoti Vinod Malhotra applied for the regularization of the said plot to the authorities of Nagpur Improvement Trust, Nagpur, under the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001. Accordingly, Nagpur Improvement Trust has regularized the said plot No.A-14 vide Regularization Letter dated 28/01/2010 bearing Permit No. B.E.(W)/1900(U/L)/91 in Case No. 20030609322. The area of 229.88 Sq.Mtrs out of the total area of 278.70 Sq. Mtrs has been regularized.

6. That, the use ofPlot No. A-14 being Non-Agricultural it was subject to Assessment and payment of Non-Agricultural Tax. The NA Assessment charges were paid in the court of Tahsildar, Nagpur, whereupon, the Tahsildar approved the use of Non-agricultural activity upon Plot No.A-14 vide orderरा.मा.क्र.1259/एन.ए.पी.34/2012-13मौज़ा-हजारीपहाडdated 11-10-2012.

7. Thereafter,Plot No. A-14 was sold by Smt. Jyoti Vinod Malhotra to Smt. Ratna W/o Ratanlal Malpani and Dr. Smt. Swati W/o Girish Malpani vide Sale deed dated 17-06-2013 which has been registered in Book No.1, at Serial No.3628 with Jt. Sub-Registrar, Nagpur-6 on date18-06-2013.

8. Thereafter, Plot No. A-14was acquired by the Present owner i.e. **KAVERI INFRASTRUCTURES**, A Partnership Firm having office at Vaishali Nagar, Near Binaki Power House, Nagpur, acting through one of its partner Shri Ravi S/oKeshavraoBokade from Smt. Ratna W/o Ratanlal Malpani and Dr. Smt. Swati W/o Girish Malpani vide Sale deed dated 18-03-2019 which has been

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registered in Book No.1, at Serial No.881 with Jt. Sub-Registrar, Nagpur-8 on even date.

9. That, the name of KAVERI INFRASTRUCTURES as the owner of Plot No.A-14 has been recorded in the records of City survey No.3, Nagpur vide ferfar no.5871 dated 27/05/2019.

10. That, the name of KAVERI INFRASTRUCTURES, has also been recorded in the records of Nagpur Municipal Corporation, Nagpur. The Property tax assessed to Plot No.A-14 has been paid up to 31/03/2021 vide receipt dated 17/07/2020.

11. That theotherpart of property in question i.e. Plot No. A-15 was purchased bySmt. Sandhya W/oDinkarrao Diware, Resident of, Galli no.5, Ayodhya Nagar, Nagpur from Krishak Mahila Co. Op. Housing Society vide Sale deed dated 22-05-1986 which has been registered in Addtl Book No.1, Volume No.538, On Page Nos. 133 to 134 at Serial No.2028(P) with Jt.Sub-Registrar, Nagpur-2 on even date.

12. That later on Krishak Mahila Co. Op. Housing Society made certain changes in the layout planand as such the boundaries and area of the Plot No. A-15were revised, accordingly the parties executed a Deed of Correction dated 29-05-2009 which has been registered in Book No. 1, at Serial No.1896 with Jt. Sub Registrar, Nagpur-3 on 01-06-2009, whereby the area and the boundaries of the Plot No. A-15 is corrected. The area of Plot No.A-15 was corrected as 225.77 Sqr. Mtrs. and the city survey number and sheet number is inserted.

13. That Plot No. A-15 i.e. part of property in question was covered under the 1900 unauthorized layout scheme of Nagpur Improvement Trust, Nagpur and as such Smt. Sandhya Dinkarrao Diware applied for the regularization of the said plot. That the property in question was regularized by the Nagpur Improvement Trust, Nagpur, under the Maharashtra Gunthewari Developments (Regularisation, Upgradation and Control) Act, 2001 vide Regularization Letter issued by NIT, Nagpur in the name of Smt. Sandhya Diware Dated 05-06-2010, bearing Permit No. B.E.(W)/1900(U/L)/387, wherein the Plot No. A-15 is regularized to the area of 225.7700 Sqr. Mtrs.

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14. That, the use ofPlot No. A-15being Non-Agricultural it was subject to Assessment and payment of Non-Agricultural Tax. The NA Assessment charges were paid in the court of Tahsildar, Nagpur, whereupon, the Tahsildar approved the use of Non-agricultural activity upon Plot No.A-15 vide order रा.मा.क.1828/एन.ए.पी.34/2016-17सौजा-हजारीपहाड dated 09-12-2016.

15. Thereafter,Plot No. A-15 i.e. was acquired by the Present owner i.e. KAVERI INFRASTRUCTURES, A Partnership Firm having office at Vaishali Nagar, Near Binaki Power House, Nagpur, acting through one of its partner Shri Ravi S/o Keshavrao Bokade from Smt. Sandhya W/o Dinkarrao Diwarevide Sale deed dated 12-02-2018which has been registered in Book No.1, at Serial No.456 with Jt. Sub-Registrar, Nagpur-8 on date-15-02-2018.

16. That, the name of KAVERI INFRASTRUCTURES as the owner of Plot No.A-14 has been recorded in the records of City survey No.3, Nagpur vide ferfar no.5137 dated 27/04/2018 with respect to thepart of property in question i.e. Plot No.A15.

17. That,the name ofKAVERI INFRASTRUCTURES, has also been recorded in the records of Nagpur Municipal Corporation, Nagpur. The Property tax assessed to Plot No.A-14 has been paid up to 31/03/2021 vide receipt dated 17/07/2020.

18. That the present owner i.e. Kaveri Infrastructures, had submitted an amalgamation plan for the amalgamation of Plot No.A14 and Plot No.A15 before the Town Planning Department, Nagpur Municipal Corporation, Nagpur. The Town Planning Department, Nagpur Municipal Corporation, Nagpur has approved the same vide **Amalgamation Letter No.42/एकत्रिकरणDated-20/08/2020**. Thus, Plot No.A14 and Plot No.A15 have now been amalgamated as a single piece of land i.e. Plot No.A14+A15 (Property in Question).

19. That the present owner i.e. Kaveri Infrastructures has recorded the amalgamation order in the revenue records of City survey office Nagpur -03 vide Ferfar No.6517 date-20/10/2020.

20. That the present owner i.e. Kaveri Infrastructures, has decided to construct a multi-storied building to be known and styled as "SUNSHINE

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HOMES" upon the property in question and accordingly has obtained the Sanction of Building Permit and Commencement Certificate vide **Permit No. ADTP (Dhrampeth zone)AB-W-HAJ-A14-A15/Tracking No.202010204/737 dated-07/12/2020** from the authorities of Nagpur Municipal Corporation, (Town Planning) Nagpur.

Thus the links in the chain of title have been properly established. All the transactions have been duly verified from the relevant records of Registrar of Documents, Survey Authorities, Nagpur.

21. I have caused the search of records of Registrar Offices from Inspection Book No. (I), Index No. (II) and other relevant records, for last 13 years, by paying necessary search fees. The original receipt is enclosed herewith.

22. I certify that the title of the aforesaid owner upon the property specified in the schedule is found to be free from encumbrances, charges, liens and mortgages or any other claim affecting the clear title, as on the date.

23. That, all the relevant documents of title placed before us have been verified ad tallied from the records of Registrar of Documents and/or from the records of appropriate authorities.

24. I am satisfied and confirm that the property is heritable and transferable and the transferors have right to transfer. All documents have desired effect. Facts and events material to title have been satisfactorily proved.

25. I certify that all relevant documents, are duly stamped, wherever the stamp duty is payable in these documents, in accordance with the provisions of the Maharashtra Stamp Act, 1958/Indian Stamp Act, 1959, as amended up to date. Similarly, the relevant documents have been registers/ attested, wherever these documents require Registration/Attestation.

26. In result, I have to state that have made necessary searches at the concerned Sub Registrar's Office up to date and as the result of such searches, I am satisfied that the property in question is free from all types of encumbrances and the title of the owner is found to be clear and marketable.

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27. I further add that there is no impediment, if the present owner/proposed unit owner/proposed mortgagors; mortgage the property in question/ unit with respect to undivided share in land to any of the nationalized bank/banking institution/NBFC etc. for raising the loan and such property will be good marketable security in favour of the Bank.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing Plot No. A-14 admeasuring 229.88 Sq. Mtrs. and Plot No.A15 admeasuring 225.77 Sq. Mtrs., total admeasuring 455.65 Sq.Mtrs. (after amalgamation), situated in the layout of Krishak Mahila Co. Op. Housing Society Ltd. Nagpur, being part of entire land bearing Kh. Nos. 27, 28, 29, 33, 34, 35, 36/1, 36/2, 36/3, of Mouza-HajariPahad, City Survey No.51, Sheet No.40,P.S.K.7, Nagpur Municipal Corporation House No. 565/A/14 and 565/A/15, Ward No.68,within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust,Nagpur, Tahsil and District Nagpur, which is bounded as under:-

ON THE EAST	:	Plot No. A-16
ON THE WEST	:	Plot No..A-13
ON THE NORTH	:	Other Layout
ON THE SOUTH	:	9.14 Mtrs. Wide Road

Nagpur
Date: 24.06.2021

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M.G. Qubbawala, Advocate

MH002668469202122P	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Jun 2021	Receipt	Receipt no.: 1112060352
	Name of the Applicant :	Ghulam Abbas Zainuddin Qubbawala
	Details of property of which document has to be searched :	Dist :Nagpur Village :Hajaripahad S.No/CTS No/G.No. : 51
	Period of search :	From :2009 To :2021
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH002668469202122P		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

CHALLAN

MTR Form Number-6

GRN MH002668469202122P	BARCODE	Date 24/06/2021-13:00:03	Form ID

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Search Fee Other Items	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	PND1_JT DISTT REGISTRAR PUNE URBAN	Full Name	Ghulam Abbas Zainuddin Qubbawala
Location	PUNE		
Year	2021-2022 One Time	Flat/Block No.	
		Premises/Building	

Account Head Details	Amount In Rs.
0030072201 SEARCH FEE	325.00
Total	325.00

Road/Street	
Area/Locality	
Town/City/District	
PIN	
Remarks (If Any)	
Amount In Words	Three Hundred Twenty Five Rupees Only

Payment Details	SBIEPAY PAYMENT GATEWAY	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	10000502021062401718	1486451121814
Cheque/DD No.		Bank Date	RBI Date	24/06/2021-13:00:20	Not Verified with RBI
Name of Bank		Bank-Branch		SBIEPAY PAYMENT GATEWAY	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : 511181989 Mobile No. : 9960452664

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तासाठी लागू नाही.

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